

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, June 2, 2026 at 3:34p.m. at the McAllen City Hall, 3<sup>rd</sup>. Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Raul Sesin	Member
	Emilio Santos Jr.	Member
	Isela V. Rios	Member
	Reza Badiozzamani	Member
Absent:	Jesse Ozuna	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Norma Borrego	Assistant City Attorney I
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Luis Mora	Planning Deputy Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner II
	Mia Fuentes	Planner I
	Even Gonzalez	Development Engineer
	Jonathan Gutierrez	Technician I
	Carmen White	Administrative Assistant

**CALL TO ORDER** – 3:34 pm Mr. Marco Suarez, Chairperson  
**PLEDGE OF ALLEGIANCE**  
**INVOCATION.** Mr. Emilio Santos Jr.

**1) MINUTES:**

- a) Approval of May 19, 2026 meeting minutes.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel motioned to approve the minutes. Mr. Emilio Santos Jr. second the motion with five members present and voting.

**2) PUBLIC HEARING:**

- a) **ROUTINE ITEMS CITY INITIATED REZONINGS:** (All Rezoning's listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

1. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-3A (Multifamily Residential Apartment-OC) District, R-3C (Multifamily Residential Condominium-OC) District, and R-3T (Multifamily Residential Townhouse-OC)

**District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0066:**

Springfield Heights Subdivision, South 562.5 feet of the North 572.5 feet of Lot 1,  
Fairway North Subdivision, Lots 1-21, Hidalgo County, Texas  
500 Wichita Avenue Rear  
600-817 Toronto Avenue

- 2. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0067:**

South Main Street Subdivision, Lots 1-7 Block 2, Blocks 3 & 4 South Main Street  
Subdivision, Lots 1-13 Block 3, Hidalgo County, Texas  
1415, 1417, 1501, 1505, 1509, 1513, 1517, 1601, 1605, 1609, 1613, 1617, 1621,  
1625, 1701, 1705, 1709, 1713, 1717 and 1721 Toronto Avenue

- 3. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0068:**

Mama Chedes Cold Storage Subdivision, Lot 1, McAllen Palms Business Park  
Subdivision, Lots 1-25 and Detention Areas Lot "A" and "B", Hidalgo County, Texas  
4700 South Old 10th Street  
1012-1701 Melba Avenue  
5040-5041 South Main Street  
4800-4901 South 15th Street  
4800-4901 South 17th Street  
4401, 4501 and Rears 1-2, 4601 and Rears 1-3, 4701, 4730, 5100, 5200, 5208, 5216,  
5300 and 5400 South Old 10th Street (PIDs: 189362, 189342, 189343, 189346 and  
690189, 189344, 189347, 542756, 189345, 1462773, 189352, 189355, 189358,  
189359, 189360, 511993 and 189361)  
1100 and Rear, 1200 and Rears 1-2, 1300, 1500 and 1700 Military Highway (PIDs:  
189321 and 189322, 189320, 189318, 189319, 343366, 654316, 644893 and 644894)

- 4. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0069:**

CEH Addition Subdivision, Lot 1; and The Warehouse Kingdom Lot 1A Subdivision, Lot  
1A, Hidalgo County, Texas  
6321 and 6401 South 23rd Street

- 5. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0070:**

3029 Expressway 83 (PID: 1444065)

6. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**CASE REZ2026-0071:**

C.W. Manhattan Subdivision No.2, Lot A; Colbert's Addition Subdivision, Lot A; Fairway North Subdivision, Lot 3, Block 1; La Placita Subdivision, Lot 1; Lots A2 & A3 Wichita Commercial Park Subdivision, Lots A2 & A3; and Fairway Plaza Subdivision, Lot 1, Hidalgo County, Texas

1819, 1821, 2017, 2101, 2109, 2117, 2131, 2201 South 10th Street

620 Wichita Avenue

1800 South 2nd Street (PID: 230477)

1815, 1816, 1900, 1902, 1904, 1906, 1908, 2001, 2011, and 2101 South 10th Street (PIDs: 189484, 154239, 154241, 154240, 173609, 173610, 194176)

1904 South 11th Street (PID: 154240)

913 Uvalde Avenue (PID: 194176)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the city initiated rezoning request. Ms. Isela V. Rios second the motion with five members present and voting.

**b) REZONING:**

1. Rezoning from M-2 (Regional Mixed Use-UDC) District to R-2 (Medium Density Residential-UDC) District: a 0.96 acre tract of land out of a measured 10.50 acre tract of land out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 11401 North 10th Street (Rear). **(REZ2026-0065)**

The subject property is located along the west side of North 10<sup>th</sup> Street, south of State Highway 107.

The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for a townhome development.

The adjacent properties are zoned C-3 (General Business-OC) District to the north, M-2 (Regional Mixed Use-UDC) District to the east, and R-2 (Medium-Density Residential-UDC) District to the west and south.

The subject property is currently vacant and in the process of development. Surrounding land uses include vacant land and single-family and multi-family residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

The development trend along North 10<sup>th</sup> Street is commercial and residential.

The property is going through the subdivision process under the proposed name of Alhambra on 10<sup>th</sup> Subdivision Phase II. The property was rezoned from C-3 (General Business-OC) District to R-2 (Medium-Density Residential-UDC) and M-2 (Regional Mixed Use-UDC) District on April 13, 2026.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the adjacent zones and follows the development trend in this area.

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

2. Rezoning from C-3L (Light Commercial-OC) District and R-3A (Multifamily Residential Apartment-OC) to R-3 (High-Density Residential-UDC) District: A 8.98-acre tract of land, more or less, out of Lot 6, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 2315 South McColl Road. **(REZ2026-0072)**

The subject property is located along the east side of South McColl Road, north of East Yuma Avenue.

The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for proposed apartments.

The adjacent properties are zoned R-3 (High-Density Residential-UDC) District to the north and south; C-3 (General Business-OC) District to the north and west; and R-3A (Multifamily Residential Apartment-OC) District to the east.

The subject property is currently vacant. Surrounding uses include apartments, commercial uses, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents.

The development trend in this area are apartments and commercial uses.

This property was initially zoned R-3A (Multifamily Residential Apartment-OC) District upon annexation into the city on November 27, 1995. On November 13, 2006, City Commission approved the rezoning

of the west 380 feet of this property to C-3L (Light Commercial-OC) District. There has been no rezoning request to this property since then. No subdivision application has been submitted at this time.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Regional Commercial is generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. However, it does follow the development trend in this area. There are two apartment complexes adjacent to the subject property, Hearthstone Apartments to the north and Castelo Apartments to the south.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

**c) CONDITIONAL USE PERMIT:**

1. Request of Jaime Castillo, on behalf of Betania McAllen, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use at Lots 1-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **(CUP2026-0034)**

The subject property is located at the northwest corner of Fir Avenue and North 21<sup>st</sup> Street. The property is zoned R-2 (Duplex-Fourplex-OC) District. The surrounding land uses include single-family residences, duplexes, and a church. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.

Bonnie-View Subdivision was recorded on August 22, 1927. The building was previously used as Stephen F. Austin Elementary School, a Hidalgo County Head Start facility, and a church under the name Casa De Oración Rey de Reyes. A Conditional Use for the previous church was approved for one year by the Planning & Zoning Commission on August 4, 2020 and renewed for an additional year on January 18, 2022. A building permit for a change of occupancy with interior renovations was issued on May 1, 2026, and an application for a CUP for a new church was submitted on April 10, 2026.

The subject property was previously a church. The applicant is proposing to do interior remodeling for a new church and operate under the name Betania McAllen.

The site plan must comply with all other Zoning Ordinances, Building Codes, Fire Department requirements, and all requirements on the building permit, including setbacks, landscaping, and parking. The proposed church must also comply with the following specific requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry

Planning and Zoning Commission Regular Meeting

June 2, 2026

Page 6

out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 64 parking spaces;

- 3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
- 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas;
- 5) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 6) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 8) The number of persons within the building shall be restricted based on the Max Occupant Load;
- 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

Staff has not received any phone calls, letters or emails in opposition to the request.

Staff recommends approval of the request, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board member Mr. Reza Badiozzamani moved to approve the conditional use permit. Mr. Raul Sesin Second the motion with six members present and voting.

2. Request of Edgar A. Espinoza, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use (welding institute) at Lot 45, less east 30 feet of Lot 45 and all of Lot 46, Betty-Rose Subdivision, Hidalgo County, Texas; 601 East Beaumont Avenue. **(CUP2026-0036)**

The subject property is located at the northeast corner of East Beaumont Avenue and South "E" Street. The subject property is zoned C-3 (General Business-OC) District. The surrounding land uses include duplex-fourplexes, light industrial, and commercial uses. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.

Betty-Rose Subdivision was recorded on June 4, 1946. The building was previously used for storage. No previous CUP requests were found on file for this property.

The applicant is proposing to operate a welding school with classes consisting of 10 students and 2 trained staff members. The hours of operation will be split into two shifts, 7 a.m. to 12 p.m. and 1 p.m. to 6 p.m. Monday through Saturday. The site plan must comply with all other Zoning Ordinances, Building Codes, Fire Department requirements, and all requirements on the building permit, including setbacks, landscaping, and parking. The proposed welding school must also comply with the following specific requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry

Planning and Zoning Commission Regular Meeting

June 2, 2026

Page 7

out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 12 parking spaces;

- 3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
- 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas;
- 5) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 6) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 8) The number of persons within the building shall be restricted based on the Max Occupant Load;
- 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

Staff has not received any phone calls, letters or emails in opposition to the request.

Staff recommends approval of the request, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Raul Sesin Second the motion with six members present and voting.

**SUBDIVISION:**

1. **NORTH MCALLEN LOT 10A, BLOCK 17 SUBDIVISION, 508 N. 11TH STREET, LEONEL BAZAN; (SUB2026-0075) (FINAL) HLG**

Ms. Natalie Moreno stated the property located on N. 11th Street: 65 ft. ROW Existing. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 20 ft. Paving 16 ft. Existing improvements remain as now exist. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise plat note as shown above. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revise plat note as stated above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Revise note as stated above. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum

sidewalk required on N. 11th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Must be on a separate plat note. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Must be on a separate plat note. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area for an R-3A is 7,800 sqft. Zoning Ordinance: Section 138-356. Existing R-3A (Apartments) Proposed R-3A (Apartments). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Clarify the number of units proposed to establish park fees. Park fees were paid. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Clarify the number of units proposed to establish required park fee, prior to final. Park fees were paid. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation for 1 lot Multifamily subdivision is waived as per traffic department. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Public Hearing will need to take place. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form subject to conditions noted.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form. Mr. Raul Sesin Second the motion with six members present and voting.

### **3) CONSENT:**

- a) **BRIER VILLAGE PHASE II SUBDIVISION, 3925 N. BENTSEN ROAD, GARMAN INVESTMENTS, LP; (SUB2025-0001) (FINAL) M&H**
- b) **LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC; (SUB2025-0111) (FINAL) M&H**
- c) **HABITAT AT WARE PHASE II SUBDIVISION, 6117 N. WARE ROAD (REAR), HABITAT DEVELOPERS; (SUB2026-0073) (FINAL) SEC**
- d) **MARIEL LUCILLE SUBDIVISION, 836 E. OLYMPIA AVENUE, MARIEL TORRES; (SUB2026-0074) (FINAL) RIOPLEX**
- e) **JLV SUBDIVISION, 2113 STATE HIGHWAY 107, JOSE LUCIO VASQUEZ; (SUB2025-0070) (REVISED PRELIMINARY) (6 - MONTH EXTENTION) MGE**

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent items from 3a-3e. Ms. Isela V. Rios Second the motion with six members present and voting

### 3) SUBDIVISIONS

- a) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC;  
(SUB2026-0030) (REVISED PRELIMINARY) RDE (TABLED 05/19/2026)

Mr. Marco Johnson stated the property located on Erie Avenue: 80 ft. ROW. Paving: 52 ft. Curb & gutter: both sides. Staff reviewed the collector street for Erie, and there is no plans to connect Erie to S. Taylor Road. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Rear: In accordance with the zoning ordinance greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Revisions Needed: Proposing: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. For the apartment complex lots only. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Rd., and both sides of all interior streets. Revisions Needed: Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Finalize wording prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Road. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Taylor Road. Shown as plat note #9. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District & R-3T (Townhouse Residential) District Proposed: M-2 (LOCAL MIX USE) Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. If rezoning to UDC, development requirements are subject to change. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposing changing to UDC, need to apply for rezoning, and rezoning needs to be completed prior to final approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Property for Commercial Development does not apply to Parks. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. If park fee requested in lieu of land dedication, need to submit

variance request for fee in lieu of land dedication. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat.

Staff recommends approval of the subdivision in revised preliminary form, subject to conditions noted, drainage and utility approval and approval of the variance requests.

Chairperson Mr. Marco Suarez asked to be a motion to un table subdivision. Vice Chairperson Mr. Gabriel Kamel motioned to un table the subdivision Mr. Raul Sesin Second the motion with six members present and voting.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form including variance. Mr. Emilio Santos Second the motion with six members present and voting.

**b) IMPERIOR ESTATES PHASE II SUBDIVISION, 8600 N. 29<sup>TH</sup> STREET, HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC; (SUB2026-0029) (REVISED PRELIMINARY) RDE**

Ms. Natalie Moreno stated the property located on Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 20 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 10 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 5 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. Proposing: 10 ft. or Greater for Easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of all interior streets. Sidewalk requirement may be increased to 5 ft. along N. 29th Street (Rooth Road) and both sides of all interior streets by Engineering Department prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 29th Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N.29th Street

(Rooth Road). City's Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168". Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Make sure Section referenced is Section 110-72 as this is a Public Subdivision. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Existing: A-O (Agricultural and Open Space District) Proposed: R-1 (Low Density Residential) District. Finalize the rezoning request to finalize the subdivision requirements prior to final. A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted (REZ2026-0018) and is scheduled to be heard by the Planning and Zoning Commission on 03/17/2026. Rezoning was approved. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on February 13, 2026, plat depicts 37 residential lots, Park fees of \$25,900 (based on 37 lots X \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Street names will need to be revised prior to final/recording. HOA's need to be reviewed prior to recording. 50 ft. Costal Transmission Corporation GAS R.O.W along lots 1, 2, 27, 28, clarify if this will remain. Site plan may be required as applicable to establish if buildable lots on 1,2,27, 28 and 8. As per engineer gas easement will remain and subdivision will be public. 10 ft. of Additional R.O.W. is being provided on N. 29th Street. To provide Exhibit. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates) Need to provide paving details for street. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. two variance requests will be heard at the Planning and Zoning meeting of June 2, 2026 and CC TBD. Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to conditions noted, drainage and utility approval and approval of the variance requests.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board Member Mr. Emilio Santos moved to approve the subdivision in preliminary form including variance request. Mr. Gabriel Kamel Second the motion with six members present and voting.

- c) MENDOZA ACRES SUBDIVISION, 11200 N. TROSPER ROAD, LUIGE & BELEN MENDOZA;  
(SUB2026-0071) (PRELIMINARY) SOTEX

Ms. Natalie Moreno stated the property located on N. 104th Street (N/S 1/4 Mile Street-east boundary): 35 ft. dedication from centerline for 70 ft. total ROW. Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 & COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front/N. Trospen Rd: 50 ft. or in line with average setback of existing structures, or easement, whichever is greater. Zoning Ordinance: Section 138-356. Rear/N. 104th Street: 35 ft. or greater for easements, whichever is greater. Proposing: Rear/N. 104th Street: 35 ft., not to exceed 50 ft. As per email submitted 11/14/22 by engineer, Hidalgo County is requiring a 35 ft. rear setback from N. 104th Street, which is based on half of the future ROW but not to exceed 50 ft. Sides: 15 ft. or greater for easement, whichever is greater. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks are required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Trospen Road and N. 104th Street. 5 ft. sidewalk might be required on N. Trospen Road by engineering department. if so, please revise plat note #28 to show. 5 ft wide minimum sidewalk required on N. Trospen Road, and 4 ft. wide minimum sidewalk required on 104th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing ETJ Proposed ETJ. Zoning Ordinance: Article V. If Annexation is proposed, process must be finalized, prior to final along with the initial zoning process. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. If Annexation is proposed, process must be finalized, prior to final along with the initial zoning process. Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks department. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. The initial submittal was submitted on 10/12/2022. Variance requests that were previously approved will have to re-submit application.

Staff recommends approval of the subdivision in preliminary form, subject to conditions noted, drainage and utility approvals.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in preliminary form including the variance request. Mr. Gabriel Kamel Second the motion with six members present and voting.

d) REPLAT OF LOT 50, ESTANCIA SUBDIVISION AT TRES LAGOS, 4601 BALMORHEA WAY;  
RHODES DEVELOPMENT; **(SUB2026-0070) (PRELIMINARY) M&H**

Ms. Natalie Moreno stated the property located on Balmorhea Way: Dedication of 50 ft. total. Paving: 32 ft. Curb & gutter: both sides. Show ROW on both sides, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Estancia Parkway: Dedication of 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Show ROW on both sides, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted at this time. Land dedication in lieu of fee. Must be in compliance with agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit is required to be paid prior to recording. Park Fee is N/A per agreement on 10-30-2014. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per dwelling unit is required to be paid prior to recording. Park Fee is N/A per agreement on 10-30-2014. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. This is a replat, this subdivision will require a public hearing with legal notices to be mailed out (R-1) Zone. If any restrictions are removed, this will trigger a Vacate & Replat process. The subdivision name should be changed to plat of "Estancia at Tres Lagos Lot 50A & 50B Subdivision", prior to final. The wording (Private Subdivision) not as bold & in smaller font should be added below the subdivision name.

Staff recommends approval of the subdivision in preliminary form, subject to conditions noted, drainage and utility approval.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in preliminary form. Mr. Gabriel Kamel Second the motion with six members present and voting.

**e) 23<sup>RD</sup> STREET PLAZA SUBDIVISION, 7600 N. 23<sup>RD</sup> STREET, LUIS ANGEL TREVIÑO;  
(SUB2026-0067) (PRELIMINARY) MAS**

Mr. Marco Johnson stated the property located on 7600 N. 23<sup>rd</sup> street All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Refer to Traffic comment regarding driveway on N 23rd ST (FM1926) must be in alignment with Xenops Avenue to the west of N. 23rd ST. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed. Application on file does not reflect a proposed zone. Shall update proposed zoning on the application prior to final. Clarify if the intent is to keep the current zone. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: 24 ft. Access Easement must be shown on plat and connect to the existing share access easement to the south. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with six members present and voting.

**5) DISCUSSION:**

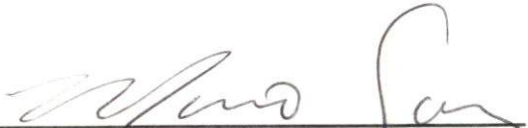
No Discussion was given to board members.


**6) INFORMATION ONLY:**

Planning Director, Mr. Omar Sotelo was informing board members on the city commission cases that were presented in the meeting.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 3:55 p.m. with Ms. Isela V. Rios second the motion with six members present and voting.

  
\_\_\_\_\_  
Marco Suarez, Chairperson

ATTEST:   
\_\_\_\_\_  
Valerie Ramos, Administrative Assistant